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Redevelopment Board Minutes 03/28/2011

Minutes of Monday, March 28, 2011
 Arlington Redevelopment Board
 2nd Floor Conference Room, Town Hall Annex
 Approved : 6-6-11

Members Present:
 Michael Cayer
 Ted Fields
 Bruce Fitzsimmons
 Chris Loreti, Chairman
 Andrew West

Also present were Town Manager Brian Sullivan, Senior Planner/Housing Director Laura Wiener, Housing Corporation of Arlington Director David Levy and members of the public.

Mr. Loreti opened the meeting at 7:00pm with the continued public hearing on the 2011 zoning bylaw amendment warrant articles. Town Manager Brian Sullivan, Senior Planner/Housing Director Laura Wiener, Housing Corporation of Arlington Director David Levy answered questions on warrant article 13 which would allow the ARB to reduce the number of affordable housing units in an urban renewal project. Mr. Sullivan then suggested that a developer make a payment-in-lieu of providing the required number of affordable units, but not less than 10%, of the required affordable housing units in developments that provide other significant public benefits.

BethAnn Friedman, 10 Hazel Terrace asked for clarification. Mr. Levy said that a one-for-one arrangement where one unit would be provided off-site for each unit that was eliminated from the proposed development was unrealistic and the money should go to another affordable housing developer. Mr. West observed that there is no incentive for the buyout. Ms. Wiener replied that the Board could set the terms, clarifying further that the bylaw amendment would apply only to urban renewal plans, which are created only by Town Meeting.

The Board then heard Article 14 which would remove assisted living from the requirements of the affordable housing bylaw. BethAnn Friedman, 10 Hazel Terrace commented that by re-defining the definition, the Town would be excluding some residential units from the Symmes settlement agreement.

Michele Barry, 94 Woodside Lane, asked if there were affordable units at Sunrise Assisted living. Mr. Loreti responded that Sunrise was built before inclusionary zoning was adopted, and that if it were built later the bylaw would have applied.

Janice Brodman, 41 Pine Street commented that the amendment would lead to greater density. Mr. Loreti commented that the amendment would not change how residential units are defined at Symmes.

Mr. Fitzsimmons noted that articles 15 and 16 were not needed, and recommended a vote of no action on articles 15 and 16.

Mr. Fields moved to close the public hearing on the zoning bylaw amendment warrant articles. Mr. Fitzsimmons seconded and all voted in favor.

The Board then turned to the Special Permit hearing for AT&T Mobility, represented by Attorney Michael Dolan, for the Arlington Housing Authority at Winslow Towers. Three new antennae would be added. After review and discussion, Mr. Fitzsimmons noted that the Federal Communications Commission has continuing jurisdiction and they can inspect to ensure that the net signal of all carriers' equipment is below safety standards. Mr. Loreti recommended that two antennae be moved down to be less visible. The applicant agreed to this. Mr. Fitzsimmons then moved to amend the existing special permit for 4 Winslow Street to allow the new wireless equipment proposal as amended, subject to general and special conditions. Mr. Fields seconded and all voted in favor.

The Board then turned to the Special Permit hearing for AT&T Mobility, represented by Attorney Michael Dolan, for 37 Drake Road. After discussion, Mr. Fitzsimmons moved to amend the special permit to allow the equipment as presented, painted to blend with the sky. Mr. Fields seconded and all voted in favor.

The Board then took up agenda items related to the former Symmes Hospital site. Ms. Barry asked if the next agenda items could be switched. Mr. Loreti replied that both SNAC and Jefferson Apartment Group would be on the next agenda. Beth Ann Friedman then spoke about the development concept presented by Pulte Homes for the Symmes site. Mr. Cayer commented on that plan's requirement of a new Special Permit. Mr. West stated the Board would be interested to know PNC Bank's and JPT's process for evaluating proposals.

The Board then discussed whether the Special Permit was still in effect, since a new Special Permit would be subject to the 2007 affordable housing bylaw amendment. After discussion, Mr. Fields moved to refer the question again to Town Counsel. Mr. West seconded, and all voted in favor.

Mr. Loreti then took up the business of Symmes then requested that representatives of Jefferson Apartment Group (JAG) make a presentation to the Board. JAG was represented by James Duncan. Mr. Duncan described JAG, and stated that they were under contract with the bank to buy the note, and would provide more information in the following weeks.

The Board then discussed its recommended votes on the zoning bylaw amendment warrant articles. Mr. West moved to recommend a vote of no action on article 6. Mr. Fields seconded and all voted in favor. Mr. West moved to approve the draft recommended vote for article 7 as amended. Mr. Fields seconded and all voted in favor. Mr. Fields moved to approve the recommended vote for Article 8. Mr. Fitzsimmons seconded and all voted in favor. The Board agreed that more work was needed on Article 9. Mr. Fields moved to approve the recommended vote for article 10 as amended. Mr. West seconded, and all voted in favor. The Board agreed that more work was needed on Articles 11 and 12. Action on a recommended vote on Article 13 was tabled pending consultation with the Town Moderator on whether the vote was within the scope of the warrant article. The Board asked staff to draft a summary of Article 14, which would remove assisted living from the affordable housing bylaw requirements.

The Board the discussed the warrant article submitted by ten registered voters to allow sponsorship signs at Peirce Field.

To allow for a scheduled continuation of a public hearing, the Board then turned to the design review for 30-50 Mill Street. Brian O'Connor of Cube 3 Architects informed the Board that a generator was needed for the sewer pump. It would be 5.5' x 2.5' x 3' high, operated 20-50 minutes per month, and would be about .76 decibels, the sound of a busy street or a vacuum cleaner.

The Board then discussed the ZBA special permit application for sponsorship signs at the high school, and its report to the ZBA. Mr. Fitzsimmons stated that a town cannot permit by Special Permit that which is prohibited by the bylaw. He further commented that the application was incomplete, with no dimensions, number or locations of the proposed signs given. The Board agreed it would draft the report to the ZBA on the special permit application, rather than staff, and the Board then returned to discussion of a recommended vote on Article 17 for the sponsorship signs at Peirce Field. Mr. West and Mr. Fields would provide draft language to Ms. Kowalski for a recommended Town Meeting vote.

On a motion duly made and seconded, the meeting adjourned at 11pm.

Respectfully submitted,
Carol Kowalski
Secretary ex Officio